



*Town Of Chatham*  
*Department of*  
*Community Development*

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June 3, 2013

Dear Route 28 Property/Business Owner;

As a business or property owner along the Route 28 corridor, you are encouraged to attend a June 15<sup>th</sup> workshop being held at the Chatham Community Center from 9:00 - 11:30AM. This workshop is part of a Town sponsored project focusing on the type of development and redevelopment the community wants to see along this corridor.

The Cape Cod Commission has conducted an analysis of current Town regulations governing land use and development along the Route 28 corridor to provide an estimate of the total amount of residential and commercial development that could occur along the corridor under existing regulations. This "build-out analysis" showed that over 500 new dwelling units or more than 600,000 additional square feet of commercial space could be built along this corridor through new development and redevelopment. While these numbers are only estimates of future development potential, they help provide an understanding of how much additional growth is possible under existing zoning regulations.

It is now up to the community to decide if this projection is consistent with their vision for the future of this corridor. If not, new direction is needed as to what, where and how much development should be allowed. The workshop on June 15<sup>th</sup> will focus on answering these questions.

Your input is important and we encourage you to participate in this planning process. Workshop attendees will have the opportunity to participate in a series of interactive exercises. The ultimate objective is to define ways for the Town to guide future development and redevelopment along this corridor.

Under the direction of the Board of Selectmen, the Cape Cod Commission is conducting a land use planning study for the Town to address local concerns about the form and layout of future development along the Route 28 corridor. The purpose of the study is to identify potential opportunities to enhance or change development patterns along the corridor as well as identifying other possible improvements consistent with the town's Long Range Comprehensive Plan.

We recognize this is a busy time of year for many of business and/or property owners. As this project progresses, we will strive to find as many ways as possible to keep you informed and involved in this project. When you have a moment, you may want to review the project webpage, [www.chatham-ma.gov/Rte28corridorproject](http://www.chatham-ma.gov/Rte28corridorproject). This webpage will be routinely updated as additional project information is available. Questions and comments can also be submitted through the webpage.

I look forward to meeting and working with you as we strive to enhance this critical corridor.

Sincerely,

Deanna L. Ruffer  
Director